

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Allegheny County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$69,220,017**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	100.00 %	99.53 %	1	96.45 %	100	100	
% of Funds Disbursed	86.92 %	93.38 %	27	87.93 %	40	35	
Leveraging Ratio for Rental Activities	4.21	4.82	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.87 %	93.07 %	19	83.38 %	71	45	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.05 %	72.02 %	25	70.15 %	22	26	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	70.93 %	81.70 %	24	80.67 %	18	19	
% of 0-30% AMI Renters to All Renters***	16.36 %	37.14 %	26	45.30 %	0	7	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.04 %	98.39 %	23	95.32 %	31	28	
Overall Ranking:			In State: 25 / 29		Nationally: 22 31		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,798	\$19,552		\$26,635	1,149 Units	64.40 %	
Homebuyer Unit	\$31,689	\$16,147		\$14,938	296 Units	16.60 %	
Homeowner-Rehab Unit	\$11,132	\$16,057		\$20,675	339 Units	19.00 %	
TBRA Unit	\$0	\$5,906		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Allegheny County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$165,872	\$107,516	\$16,681
State:*	\$97,193	\$39,590	\$16,244
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	70.8	42.9	75.2	0.0	Single/Non-Elderly:	24.2	48.3	15.6	0.0
Black/African American:	28.1	55.1	21.5	0.0	Elderly:	56.9	9.2	46.3	0.0
Asian:	0.3	0.3	0.0	0.0	Related/Single Parent:	12.1	25.2	17.1	0.0
American Indian/Alaska Native:	0.2	0.0	0.3	0.0	Related/Two Parent:	3.7	14.3	16.5	0.0
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0	Other:	2.1	2.4	3.8	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.1	0.0	0.0	0.0					
Black/African American and White:	0.0	0.7	0.3	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.3	0.0					
ETHNICITY:									
Hispanic	0.4	1.0	2.4	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	73.8	36.1	45.4	0.0	Section 8:	26.3	0.0 [#]		
2 Persons:	12.8	24.8	27.1	0.0	HOME TBRA:	0.0			
3 Persons:	7.6	23.1	12.4	0.0	Other:	8.2			
4 Persons:	3.6	9.5	9.1	0.0	No Assistance:	65.5			
5 Persons:	1.2	3.4	3.5	0.0					
6 Persons:	0.6	2.4	1.2	0.0					
7 Persons:	0.2	0.7	0.3	0.0					
8 or more Persons:	0.1	0.0	0.9	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			80	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Allegheny County Consortium

State: PA

Group Rank: 22
 (Percentile)

State Rank: 25 / 29 PJs

Overall Rank: 31
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	95.87	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	58.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	70.93	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	95.04	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	2.25	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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